



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00055 Sandstone Ranch Unit Seven Replat D
Application Type: Resubdivision Combination
CPC Hearing Date: June 28, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: North of Patriot Freeway and west of Sean Haggerty Road
Acreage: 14.4 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: R-3/A (Residential)
Proposed Zoning: R-3/A (Residential)
Nearest Park: City Park (0.3 Miles)
Nearest School: Tom Lea Elementary (0.25 Miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Tropicana Development Inc.
Applicant: Tropicana Development Inc.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3/A (Residential) / Residential Neighborhood
South: R-3/A (Residential) / Patriot Freeway
East: A-2 (Apartments) / Apartment Complex
West: R-3/A (Residential) / Vacant

PLAN EL PASO DESIGNATION: Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 14.4 acres of land for 73 single-family residential lots. Access is proposed from Ray Mena Lane. This subdivision is being reviewed under the subdivision code in effect prior to June 1, 2008.

The applicant is requesting two modifications:

- Modification for a 110' turning heel
- Modification for a 50-foot ROW with a five foot sidewalk, four foot parkway, and 32' of pavement

CASE HISTORY

On March 10, 2011 the City Plan Commission approved Sandstone Ranch Unit Seven Replat D on a resubdivision combination basis.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of modifications requested based on reason 3 of 19.04.170.A.3 of the previous subdivision code and **approval** of Sandstone Ranch Unit Seven Replat D on a Resubdivision Combination basis subject to the following condition and comments:

- Sandstone Ranch Unit Seven Replat C shall be recorded prior to the proposed subdivision in order to provide access to Moon Ranch, Silver Cholla, Cattle, and Coyote Ranch

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway at the rear of all double frontage lots, as stipulated under Section 19.16.080.D of the previous subdivision code. *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the development services director or designee, to provide a visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation

Planning recommends **approval** of the modifications and **approval** of the Sandstone Ranch Unit Seven Replat D with a condition. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, vehicular access and pedestrian passage.

City Development Department - Land Development

No objection.

Planning – Transportation

1. Double frontage lots along Marcus Uribe shall comply with Section 19.23.040 H (Double Frontage Lots).
2. Sandstone Ranch Unit Seven Replat C shall be recorded prior to the proposed subdivision in order to provide access to Moon Ranch, Silver Cholla, Cattle, and Coyote Ranch

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Parks and Recreation Department

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, thus meeting the requirements to be excluded from the calculation for parkland dedication as required per ordinance Title 19 - Subdivision & Development Plats,

Chapter 19.20 - Parks & Open Space as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

- A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

El Paso Water Utilities

1. EPWU-PSB does not object to this request.
2. The area is located within an intermediate pressure zone off the War Highway Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.
3. Water and sewer service for the subdivision requires extensions from the water and sewer mains within Sandstone Ranch Unit 7 Replat C which are currently under construction. There is an existing 8-inch diameter water main that extends along the existing 30-foot wide PSB easement and continues along the existing 15-foot wide PSB easement within Lot 73, Block 1. Sewer service for the northern portion of the subdivision requires extending a sewer main thru the 25-foot Drainage ROW and PSB easement adjacent to Lot 101, Block 1 to connect to an existing 8-inch sewer main located within Sandstone Ranch Unit 7 Replat B.
4. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.
5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department. **
Note, A more detailed reviewed will be done by fire plan review during the permitting process.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

A detailed map of the area around the intersection of Highway 101 and Highway 15. The map shows a grid of streets with names such as LOMA DEL SOL, LOMA DE PLATA, LOMA DE PAZ, LOMA FRANKLIN, LOMA DEL SUR, LOMA DE LA PAZ, STAMPEDE, PEDRO LUCERO, MARCUS URIBE, PATRIOT FREEWAY, COLIN POWELL, CHIPPENDALE, SEAN HAGGERTY, STONEBRIDGE, DYE, AMEEN, PALOMINO, PONDEROSA, SIDNEY, MURPHY, GEORGETOWN, NELL, WARREN, SALEM, DEARBORNE, DONALD, PRESTON, SUN VALLEY, EDMONTON, RUSHING, THOR, DEBEERS, KELLOGG, BONAIRES, GALAHAD, EL CAMPO, ARIES, ADAMS, GAUS CRETE, MARISSA, LUCY, LEMONADE, ROUND ROCK, REEF SANDS, SIGMA, TIBER, TROJAN, and RAY MENA. A small area in the center of the map, near the intersection of Highway 101 and Highway 15, is highlighted in orange. A scale bar at the bottom right indicates distances from 0 to 1.500 feet. A north arrow is located at the bottom right corner.

Sandstone Ranch Unit 7 Replat D

ATTACHMENT 2



SANDSTONE RANCH UNIT SEVEN REPLAT D

BEING A PORTION OF BLOCK 1, LOTS 69 TO 87, 92 TO 102, AND 124 TO 135; BLOCK 30, LOTS 9 TO 18, AND 29 TO 43; BLOCK 31, LOTS 14 TO 25; MOON RANCH OF ROW OUT OF SILVER CHOLLA DR., MOON RANCH DR., CATTLE LN., COYOTE RANCH DR., FIRE BARREL WAY, ALL WITHIN SANDSTONE RANCH UNIT SEVEN, AND BLOCK 1, LOT 69 AND 25' DRAINAGE R.O.W. AND PSB EASEMENT WITHIN SANDSTONE RANCH UNIT SEVEN REPLAT C. AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS; CONTAINING APPROXIMATELY 14,398± ACRES

SCHOOL DISTRICT:
EL PASO COUNTY
DISTRICT 10, EL PASO, TX 79905

BENCHMARK:
FOUND IRON PILE CAP SECTION CORNERS
N. 20. 22 AND 24 ELEVATION, 5112.5
N. 20. 22 AND 24 ELEVATION, 5112.5
N. 20. 22 AND 24 ELEVATION, 5112.5
TO CITY DATA

TYPICAL RESIDENTIAL LOTS
73

LEGEND:
— SANDSTONE BOUNDARY LINE
— STREET RIGHT OF WAY
— TOP OF CURB
— SIDEWALK
— PROPERTY LINE
— STREET CENTERLINE
① LOT AND BLOCK NUMBER
— EXISTING MAJOR CONTIGUOUS LINES
— EXISTING MINOR CONTIGUOUS LINES
— EXISTING RIGHT OF WAY
— EXISTING TOP OF CURB
— DRAINAGE FLOW
● PROPOSED CITY MONUMENT
— EXISTING CITY MONUMENT

TYPICAL 50' ROW SECTION DETAIL
SCALE 1"=10'

PRELIMINARY
TO BE CONSIDERED BY THE
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:

OWNER:
TROPICAL DEVELOPMENT INC.
10000 N. MICHIGAN AVE.
SUITE 1000
DALLAS, TEXAS 75244
PHONE (972) 247-3300
FAX (972) 247-3300
CONTACT: JAMES L. BARRAGAN, JR.

ENGINEER:
Barragan & Associates
10000 N. MICHIGAN AVE.
SUITE 1000
DALLAS, TEXAS 75244
PHONE (972) 247-3300
FAX (972) 247-3300
CONTACT: JAMES L. BARRAGAN, JR.

DATE OF PREPARATION: MARCH 20, 2007

NOTE:
1. SANDSTONE RANCH UNIT SEVEN REPLAT D, LOTS 1 TO 100, 101 TO 110, 111 TO 120, 121 TO 130, 131 TO 140, 141 TO 150, 151 TO 160, 161 TO 170, 171 TO 180, 181 TO 190, 191 TO 200, 201 TO 210, 211 TO 220, 221 TO 230, 231 TO 240, 241 TO 250, 251 TO 260, 261 TO 270, 271 TO 280, 281 TO 290, 291 TO 300, 301 TO 310, 311 TO 320, 321 TO 330, 331 TO 340, 341 TO 350, 351 TO 360, 361 TO 370, 371 TO 380, 381 TO 390, 391 TO 400, 401 TO 410, 411 TO 420, 421 TO 430, 431 TO 440, 441 TO 450, 451 TO 460, 461 TO 470, 471 TO 480, 481 TO 490, 491 TO 500, 501 TO 510, 511 TO 520, 521 TO 530, 531 TO 540, 541 TO 550, 551 TO 560, 561 TO 570, 571 TO 580, 581 TO 590, 591 TO 600, 601 TO 610, 611 TO 620, 621 TO 630, 631 TO 640, 641 TO 650, 651 TO 660, 661 TO 670, 671 TO 680, 681 TO 690, 691 TO 700, 701 TO 710, 711 TO 720, 721 TO 730, 731 TO 740, 741 TO 750, 751 TO 760, 761 TO 770, 771 TO 780, 781 TO 790, 791 TO 800, 801 TO 810, 811 TO 820, 821 TO 830, 831 TO 840, 841 TO 850, 851 TO 860, 861 TO 870, 871 TO 880, 881 TO 890, 891 TO 900, 901 TO 910, 911 TO 920, 921 TO 930, 931 TO 940, 941 TO 950, 951 TO 960, 961 TO 970, 971 TO 980, 981 TO 990, 991 TO 1000, 1001 TO 1010, 1011 TO 1020, 1021 TO 1030, 1031 TO 1040, 1041 TO 1050, 1051 TO 1060, 1061 TO 1070, 1071 TO 1080, 1081 TO 1090, 1091 TO 1100, 1101 TO 1110, 1111 TO 1120, 1121 TO 1130, 1131 TO 1140, 1141 TO 1150, 1151 TO 1160, 1161 TO 1170, 1171 TO 1180, 1181 TO 1190, 1191 TO 1200, 1201 TO 1210, 1211 TO 1220, 1221 TO 1230, 1231 TO 1240, 1241 TO 1250, 1251 TO 1260, 1261 TO 1270, 1271 TO 1280, 1281 TO 1290, 1291 TO 1300, 1301 TO 1310, 1311 TO 1320, 1321 TO 1330, 1331 TO 1340, 1341 TO 1350, 1351 TO 1360, 1361 TO 1370, 1371 TO 1380, 1381 TO 1390, 1391 TO 1400, 1401 TO 1410, 1411 TO 1420, 1421 TO 1430, 1431 TO 1440, 1441 TO 1450, 1451 TO 1460, 1461 TO 1470, 1471 TO 1480, 1481 TO 1490, 1491 TO 1500, 1501 TO 1510, 1511 TO 1520, 1521 TO 1530, 1531 TO 1540, 1541 TO 1550, 1551 TO 1560, 1561 TO 1570, 1571 TO 1580, 1581 TO 1590, 1591 TO 1600, 1601 TO 1610, 1611 TO 1620, 1621 TO 1630, 1631 TO 1640, 1641 TO 1650, 1651 TO 1660, 1661 TO 1670, 1671 TO 1680, 1681 TO 1690, 1691 TO 1700, 1701 TO 1710, 1711 TO 1720, 1721 TO 1730, 1731 TO 1740, 1741 TO 1750, 1751 TO 1760, 1761 TO 1770, 1771 TO 1780, 1781 TO 1790, 1791 TO 1800, 1801 TO 1810, 1811 TO 1820, 1821 TO 1830, 1831 TO 1840, 1841 TO 1850, 1851 TO 1860, 1861 TO 1870, 1871 TO 1880, 1881 TO 1890, 1891 TO 1900, 1901 TO 1910, 1911 TO 1920, 1921 TO 1930, 1931 TO 1940, 1941 TO 1950, 1951 TO 1960, 1961 TO 1970, 1971 TO 1980, 1981 TO 1990, 1991 TO 2000, 2001 TO 2010, 2011 TO 2020, 2021 TO 2030, 2031 TO 2040, 2041 TO 2050, 2051 TO 2060, 2061 TO 2070, 2071 TO 2080, 2081 TO 2090, 2091 TO 2100, 2101 TO 2110, 2111 TO 2120, 2121 TO 2130, 2131 TO 2140, 2141 TO 2150, 2151 TO 2160, 2161 TO 2170, 2171 TO 2180, 2181 TO 2190, 2191 TO 2200, 2201 TO 2210, 2211 TO 2220, 2221 TO 2230, 2231 TO 2240, 2241 TO 2250, 2251 TO 2260, 2261 TO 2270, 2271 TO 2280, 2281 TO 2290, 2291 TO 2300, 2301 TO 2310, 2311 TO 2320, 2321 TO 2330, 2331 TO 2340, 2341 TO 2350, 2351 TO 2360, 2361 TO 2370, 2371 TO 2380, 2381 TO 2390, 2391 TO 2400, 2401 TO 2410, 2411 TO 2420, 2421 TO 2430, 2431 TO 2440, 2441 TO 2450, 2451 TO 2460, 2461 TO 2470, 2471 TO 2480, 2481 TO 2490, 2491 TO 2500, 2501 TO 2510, 2511 TO 2520, 2521 TO 2530, 2531 TO 2540, 2541 TO 2550, 2551 TO 2560, 2561 TO 2570, 2571 TO 2580, 2581 TO 2590, 2591 TO 2600, 2601 TO 2610, 2611 TO 2620, 2621 TO 2630, 2631 TO 2640, 2641 TO 2650, 2651 TO 2660, 2661 TO 2670, 2671 TO 2680, 2681 TO 2690, 2691 TO 2700, 2701 TO 2710, 2711 TO 2720, 2721 TO 2730, 2731 TO 2740, 2741 TO 2750, 2751 TO 2760, 2761 TO 2770, 2771 TO 2780, 2781 TO 2790,

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 5/31/12

FILE NO. SUSU 12-00055

SUBDIVISION NAME: Sandstone Ranch Unit 7 Replat D

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Portion of Block 1, Lots 69 to 87, 92 to 102, and 124 to 135; Block 30, Lots 9 to 18 and 29 to 43; Block 31, Lots 14 to 25; and Portions of ROW out of Silver Cholla Dr., Moon Ranch Dr., Cattle Ln., Coyote Ranch Dr., Fire Barrel Way, and all Utility Easements within Sandstone Ranch Unit Seven, and Block 1, Lot 69 and 25'

Drainage R.O.W. and PSB Easement within Sandstone Ranch Unit 7 Replat C, an Addition to the City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	11.135	73	Office		
Duplex			Street & Alley	3.131	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Drainage R.O.W.	0.129	2
School					
Commercial			Total No. Sites		75
Industrial			Total (Gross) Acreage	14.395	

3. What is existing zoning of the above described property? R-3A Proposed zoning? R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface Flow to Existing and Proposed Inlet Structures
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception Vested Rights Petition and Street Section Modification
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record Tropicana Development, 4655 Cohen Dr., El Paso, TX 79924 (915)821-3550
(Name & Address) (Zip) (Phone)
13. Developer Tropicana Development, 4655 Cohen Dr., El Paso, TX 79924 (915)821-3550
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group, 4712 Woodrow Bean, Ste. F, El Paso, TX 79924 (915)544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.